

Legislation Text

File #: 21-556, **Version:** 1

PRESENTER:

Caleb Chance Gasparek
Historic Preservation Officer

SUBJECT:

HST21-190 Discuss and consider a Certificate of Alteration for the renovation and restoration of the George Ullrich House, a Recorded Texas Historic Landmark, located at 554 W. Mill St. within the Mill St. Historic District.

DEPARTMENT: Planning & Development Services

COUNCIL DISTRICTS IMPACTED: District 1

BACKGROUND INFORMATION:

The applicant is requesting a Certificate of Alteration to restore and renovate the George Ullrich House at 554 W. Mill St. The building is a Recorded Texas Historic Landmark, and is also located within the Mill St. Historic District.

Prior to coming before the HLC, the applicant has received approval from the Texas Historic Commission for the proposed renovation, restoration, and rear addition. Additionally, the applicant received approval from the Zoning Board of Adjustment (ZBA) for a variance on the property to encroach into the rear building setback.

HISTORIC CONTEXT:



The dwelling at 554 W. Mill St. is historically associated with New Braunfels founder George and Margarethe Ullrich. The Ullrich's were one of the few founding families who were present in Texas at the time of Prince Solms arrival. Prince Solms met the Ullrich family sometime in 1842-1843 in the area of Frelsberg, Texas. Prince Solms employed George Ullrich at that time as the "Wagonmeister" for the Verein expedition. Ullrich

was responsible for transporting German immigrants arriving in Texas to New Braunfels.

Oscar Haas, New Braunfels Historian, notes that Mrs. Margarethe Ullrich was the first women to cross the Guadalupe River into the new city of New Braunfels.

In 1847 George Ullrich was elected Alderman (City Council) under mayor Gustav Hoffman. Later in the 1850's he was elected as sheriff of Comal County. Margarethe passed away in 1887 and George followed her two years later in 1889. They were both buried in the Verein Cemetery (New Braunfels Cemetery).

ISSUE:

A Certificate of Alteration is required for any alteration to a landmarked property or a property within a local historic district.

The applicant is proposing to restore and renovate the George Ullrich house, which has sat vacant for a number of years. Research indicates the house was built circa 1855. The applicant is planning to add a master bedroom suite and utility room to the rear of the existing structure. The existing metal roof is proposed to be replaced with cedar shake. Additionally, the applicant is planning to restore and reuse existing historic windows. For further details please review the attached submittal documents.

FISCAL IMPACT:

Approval of a Certificate of Alteration waives all permit fees associated with the building permit.

RECOMMENDATION:

Staff recommends approval of the Certificate of Alteration. The applicant has received approval from the Texas Historical Commission prior to coming before the Historic Landmark Commission.

ATTACHMENTS:

- A. Application
- B. Submittal Documents
- C. Variance Approval Letter
- D. Location Map